

Arlington Redevelopment Board
July 7, 2014 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

Approved: July 22, 2014

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski, Andy West

ABSENT:

STAFF: Carol Kowalski

Documents Used:

Sign Proposal for 50 Mill Street, Steward Medical Group, prepared by Sign Design Inc., date stamped May 27, 2014

Department of Mental Health lease paperwork with email correspondence dated June 23, 2014

Department of Developmental Services lease paperwork with email correspondence dated June 23, 2014

The Chairman called the meeting to order at 7:00pm. Mr. Cayer explained that the sign hearing for 50 Mill Street would be set aside until the applicant arrives.

The Board turned to the lease extension item on the agenda for the Department of Mental Health and Department of Developmental Services.

Mr. Fitzsimmons recommended that the Chair seek a confirmation from the Treasurer or Clerk that all taxes are current.

Mr. Cayer and Mr. Fitzsimmons agreed that someone from the Town should do tax and employment security compliance.

Mr. Fitzsimmons moved to approve the lease extensions, and to authorize the Chair to sign. Motion was seconded and all voted in favor.

Mr. Bunnell arrived to the meeting.

Mr. Fitzsimmons moved to approve the June 16, 2014 minutes as amended. Mr. Bunnell seconded. All voted in favor.

Mr. Cayer then returned to the continued hearing for Verizon Wireless, 1098 Massachusetts Avenue. Dan Klasnick, attorney for Verizon, requested a continuation to July 21, 2014 to continue making progress on the property. He added that it took longer than expected to coordinate with key Town staff members.

Mr. Cayer then accepted public comment.

Josh Fink, 10-12 Quincy Street, asked if the assumption is that the owner has been making progress. Mr. Cayer said his understanding is that Town staff and Mr. Klasnick are in discussion.

Mr. Fink asked if some of the storage on the property line, such as the tires on the fence, is a fire concern. He commented that parking is an issue, and that there are a lot more vehicles on Quincy Street than it can handle. The parking issues leave only one lane open for cars going to Ottoson Middle School and the employees coming to work at Greater Boston Motor Sports. He continued to say that the employees are not doing anything wrong, they are simply showing up to work and they are pleasant, but there is simply not enough parking.

Brenda Hibbard, 15-17 Higgins Street, stated that there are various belongings on the property such as motorcycles, batteries, oil drums, and snow blowers.

Mr. Fink and Ms. Hibbard commented that the music studio located in the building plays music at night, which is not ideal.

Mr. West moved to approve the extension. Mr. Bunnell seconded. All voted in favor.

Mr. Cayer then turned to signage for 50 Mill Street.

Lisa Mann, Sign Design Account Representative for Steward Medical Group, stated that they are not treating the whole window, just the top with a one way window film graphic. Ms. Mann presented a see-through film sample. She stated that they were also proposing illuminated light box signs.

Mr. Cayer asked Ms. Kowalski to describe two recommendations, the first being that the light box signs be turned off when the practice is closed, and the second being to specify a condition that the balance of the window remains clear and free of film, since the sign package does not make it clear.

Ms. Scypinski asked why energy efficient LED's were not proposed. Ms. Mann responded that it was lower cost and a warmer light than LED.

Mr. West asked if the proposed was a standard sized sign. He stated that he disliked the sign floating in space on the façade and suggested lowering it and aligning with the window, even if it made it longer. The building site is 3-4 feet above Mill Street, so the sign would still be seen.

Ms. Mann was open to proposing an awning to her client or a lower sign.

Ms. Scypinski moved to approve the sign application by Steward Medical Group as presented, but with the light box signs moved down to rest on the seam of the façade material, and with the condition that the light box sign be timed to turn off 30 minutes after close of business but in no event after 10:00pm, and that the balance of the windows remain free of film, and that the street number on the Mill Street façade be moved to the upper left-hand corner of that facade, in alignment with the street number proposed for the upper right-hand corner of the south façade; or, optionally, as proposed with the exception of the graphic window film being mounted on the lower panels of the windows and with one or more solid blue awnings, free of signage, to be mounted above the windows, and with the recommendation that LED fixtures be used, with this awning and low-mounted graphic option being subject to approval of the Director of Planning & Community Development.

Mr. West seconded. All voted in favor.

The meeting was adjourned at 8:15pm.